

Ballard 85th & 15th

Station-Specific Background Issues

Existing Character

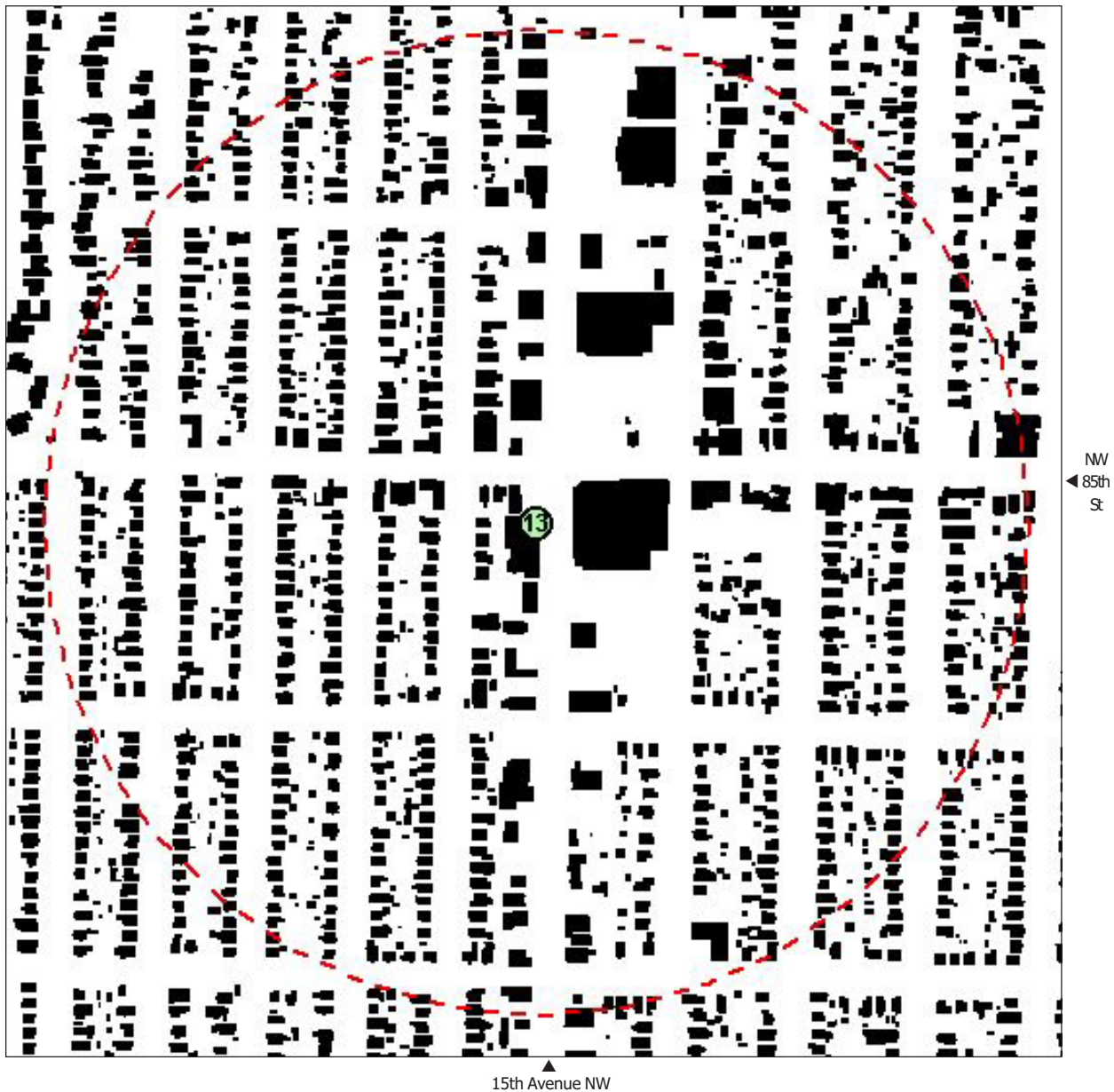


- The intersection of NW 85th Street and 15th Avenue NW is the heart of the Crown Hill urban village.
- Existing buildings are a mixture of old and new, mostly one-story, varying in size from small specialty shops to large supermarkets.
- Eastward along NW 85th Street are small retail

uses, mixed with low-density multifamily buildings.

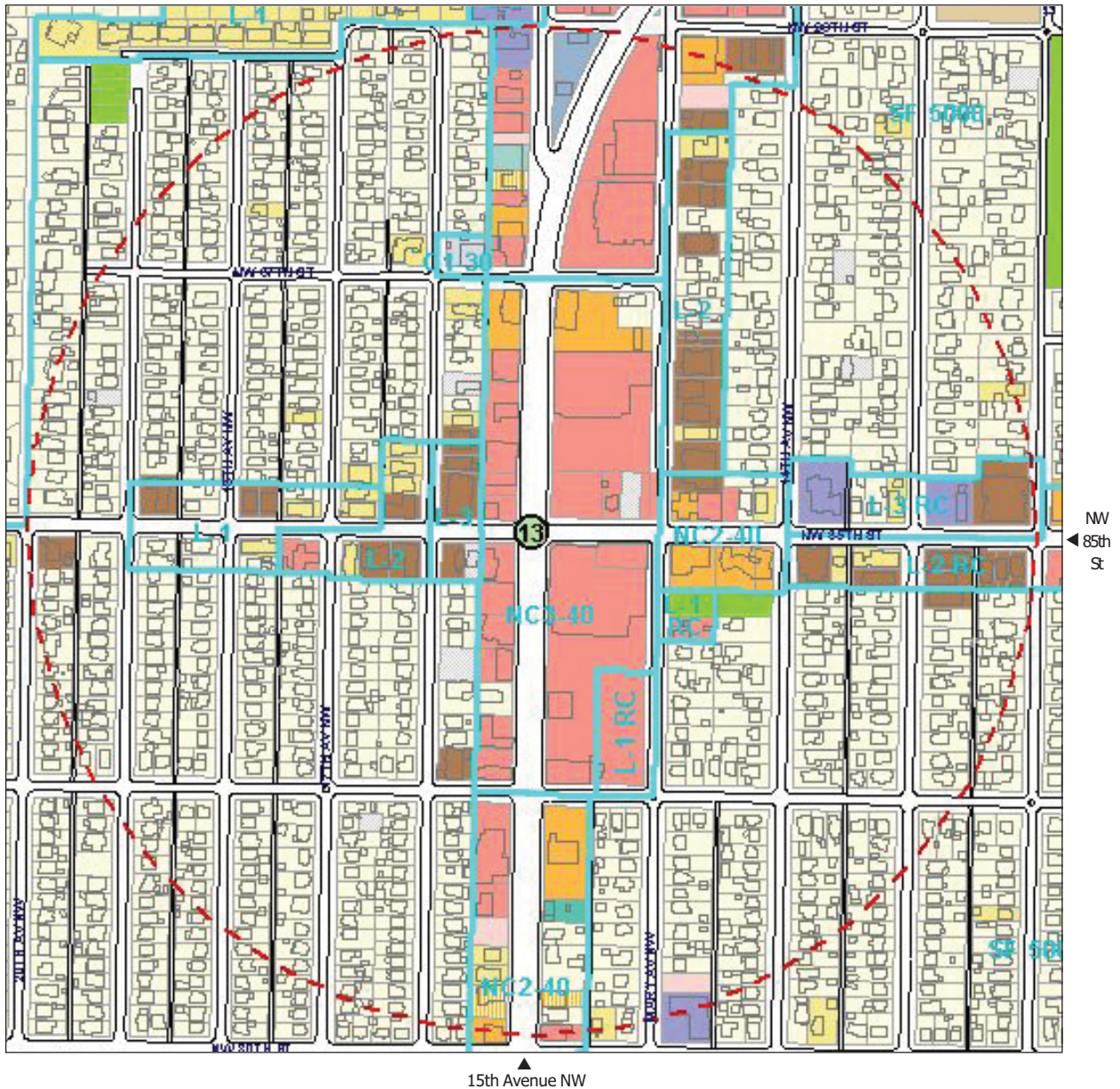
- Westward, there is a small amount of multifamily use at the edge of a mostly single-family neighborhood.
- Northward, the arterial turns toward more auto-oriented retail uses along Holman Road.

Spatial Patterns



- Station located at intersection of major north/south and east/west arterial streets.
- Surrounding grid street pattern and uniform block size.
- Commercial areas located along arterial streets, difficult pedestrian connections.
- Commercial/mixed use areas do not extend off arterial streets, except Mary Avenue, north of NW 85th Street.

Land Use Notes

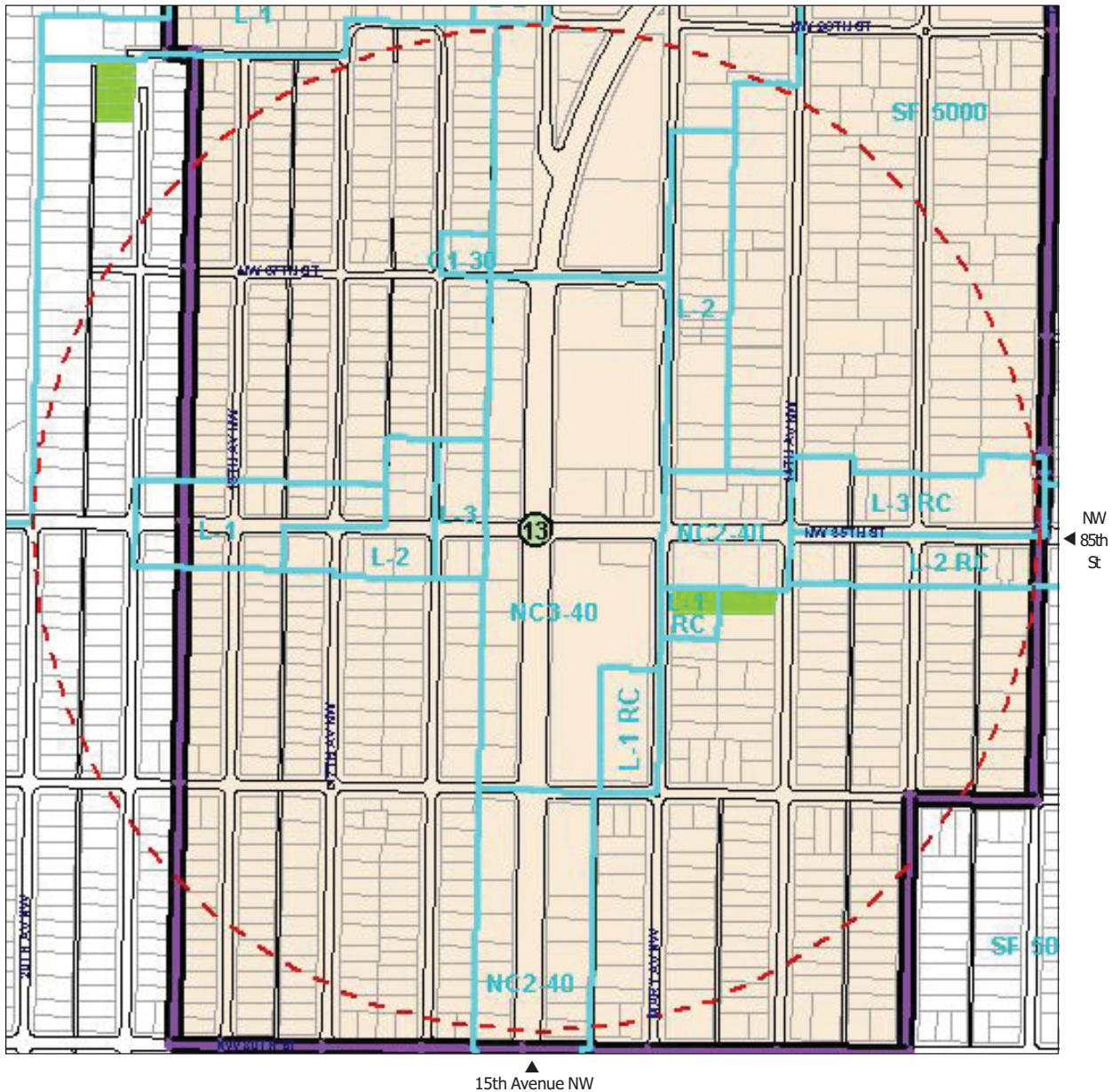























Existing Land Use and Zoning			
	Single Family		Entertainment
	Duplex/Triplex		Mixed Use
	Other Housing		Parking
	Multi-Family		Industrial
	Office		Warehouse
	Retail/Service		Transit/Utility/Commercial
	Hotel/Motel		Institutions
			Public Facilities
			Schools
			Zoning
			Open Space
			Vacant
			Water Body
			Unknown/No Data

Source: Land Use, King County Assessor, January 2003; Zoning, City of Seattle Design, Construction and Land Use, March 2003.

- Distinct commercial and residential areas.
- Residential development mostly detached, single-family.
- Most commercial development is associated with surface parking.
- Potential for infill development.
- Little centrally located open space.
- Large playfields located within one mile of station.

Zoning Notes



Zoning, Overlays and Village Designations		
 Zoning	 Urban Center/Village	 Conservancy Navigation (CN)
 Historic District	 Hub/Residential Urban Village	 Conservancy Preservation (CP)
 Pedestrian Overlay P1	 Manufacturing & Industrial Center	 Conservancy Recreation (CR)
 Pedestrian Overlay P2	 Urban Center	 Conservancy Waterway (CW)
 Major Institution	 Shoreline Overlay	 Urban General (UG)
	 Conservancy Maritime (CM)	 Urban Harborfront (UH)
		 Urban Industrial (UI)
		 Urban Maritime (UM)
		 Urban Recreation (UR)
		 Urban Stable (US)

Source: City of Seattle Design, Construction and Land Use, March 2003.

- Zoning for commercial and mixed residential and commercial structures is primarily aligned along the major arterials of this station area. There is little depth to the zones except to the east of the intersection of NW 85th Street and 15th Avenue NW.
- The intersection of NW 85th Street and 15th Avenue NW is zoned Neighborhood Commercial 3 with a

40' height limit (NC3-40). Generally, NC3 zoning allows a broad mix of neighborhood serving uses and larger retail and office uses serving the greater city in a primarily pedestrian-oriented environment.

- *Structures may attain a height of 40', allowing mixed use buildings containing retail uses at street level, and residential uses above the street. Residential use is encouraged in mixed use structures in NC zones, without limits on density, if*

the minimum amount of non-residential use at street level is provided.

- *Other zoning in the vicinity includes a mix of multi-family residential zones allowing a range of multi-family densities from townhouses at one unit per 1600 square feet of lot area, to 3- or 4-story walk-up apartments at one unit per 800 square feet of lot area. Single-family zoning comprises the larger area, in which one dwelling unit is allowed per residential lot.*

Comprehensive Plan Housing and Employment Goals

The 15th Avenue NW and NW 85th Street station is located within the Crown Hill Residential Urban Village. The station area comprises approximately 110 acres out of the 173-acre urban village. As a residential urban village, Crown Hill is intended to see residential growth over twenty years to help the area become a pedestrian- and transit-oriented community.

Crown Hill has seen relatively little growth towards achieving its 20-year housing target over the past 8 years. Between 1994 and 2003, the neighborhood has seen fewer than 50 new units built, resulting in a 4% increase in the number of housing units in the village. With these 50 units, the urban village has met 16% of its 20-year growth target. Only one new unit is currently permitted for construction.

Between 1995 and 2001, employment in Crown Hill grew by 83 jobs, a 15% increase in jobs. As a

residential urban village, the neighborhood does not have an employment growth target, but some employment growth is expected.

Approximately 750 jobs and 650 units could be added to the NW 85th Street and 15th Avenue NW station area if all potential vacant and underdeveloped parcels within a quarter mile of the future monorail station were to be redeveloped.

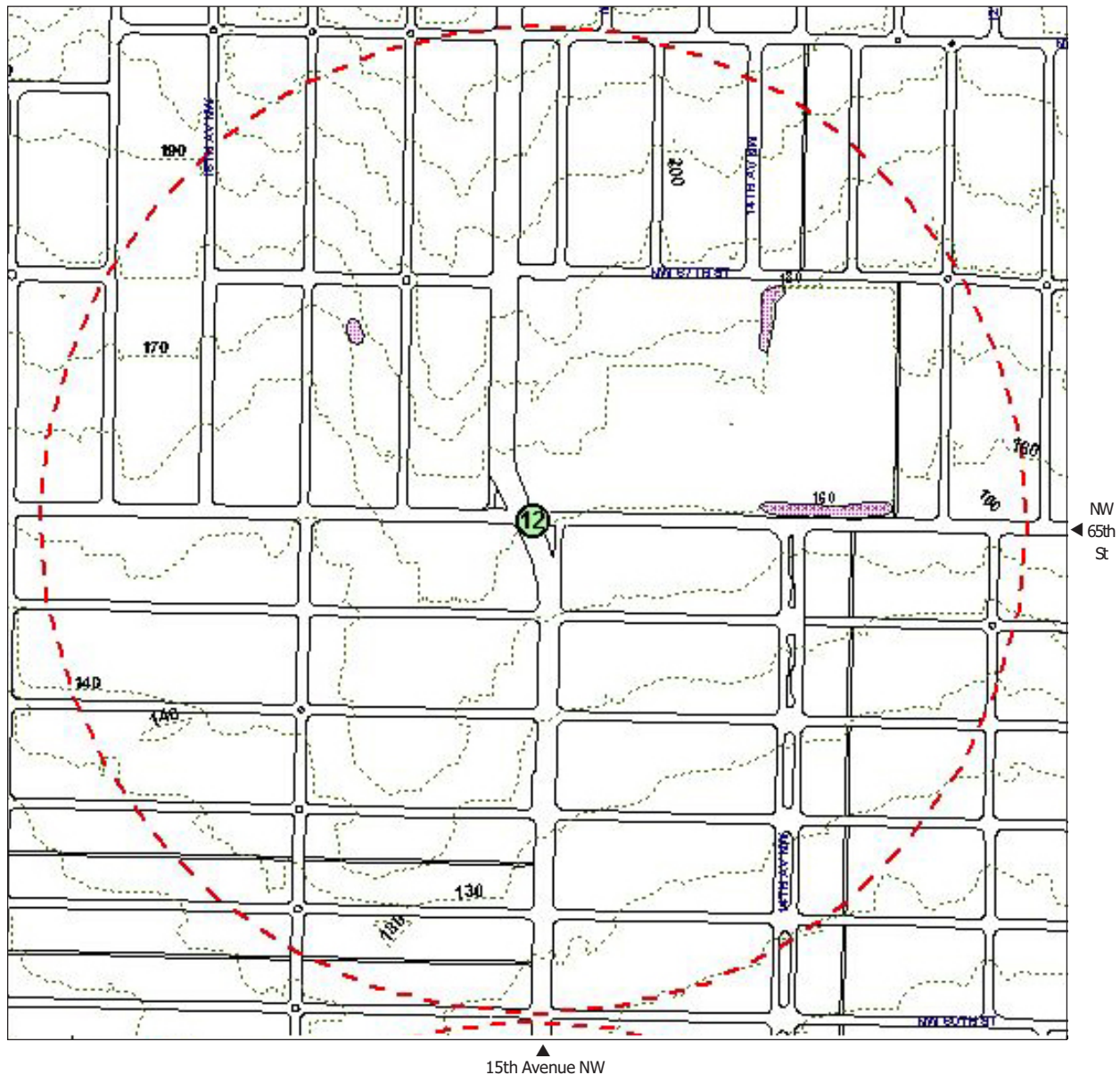
This potential development would be concentrated in the commercially-zoned blocks along 15th Avenue NW, especially in the blocks adjacent to NW 85th Street. Many of these parcels are occupied by recently developed chain retail stores with large surface parking lots, and may not redevelop for some time.

Residential areas in this station area are not likely to see much development.











Ballard 65th & 15th

Station-Specific Background Issues

Natural Features



Critically and Environmentally Sensitive Areas

	Steep Slope (>40%)		Flood Prone
	Known Slide Area		Riparian Corridor
	Potential Slide Area		Landfill
	Wetlands		Liquefaction Zone
	Wildlife Area		10' Contour

Source: City of Seattle Design, Construction and Land Use, March, 2000.

- Steep grade east of Third Avenue.
- Ballard High School and related community facilities are located in this station area.

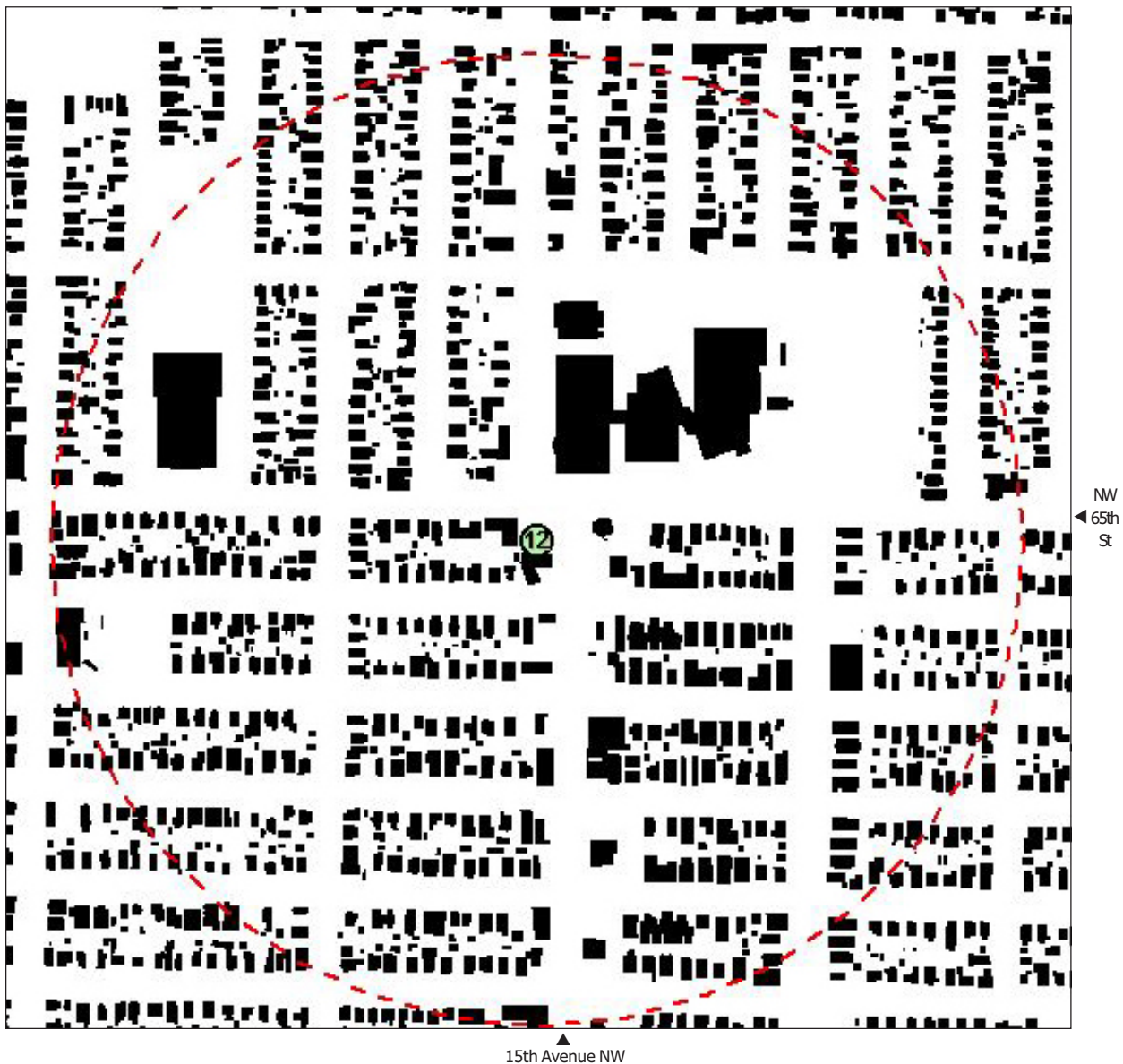
Existing Character



- The NW 65th Street/15th Avenue NW intersection is at the northeastern edge of the Ballard urban village.
- Ballard High School occupies the northeast corner of this intersection, with the community swimming pool and tennis courts adjacent to the school property.

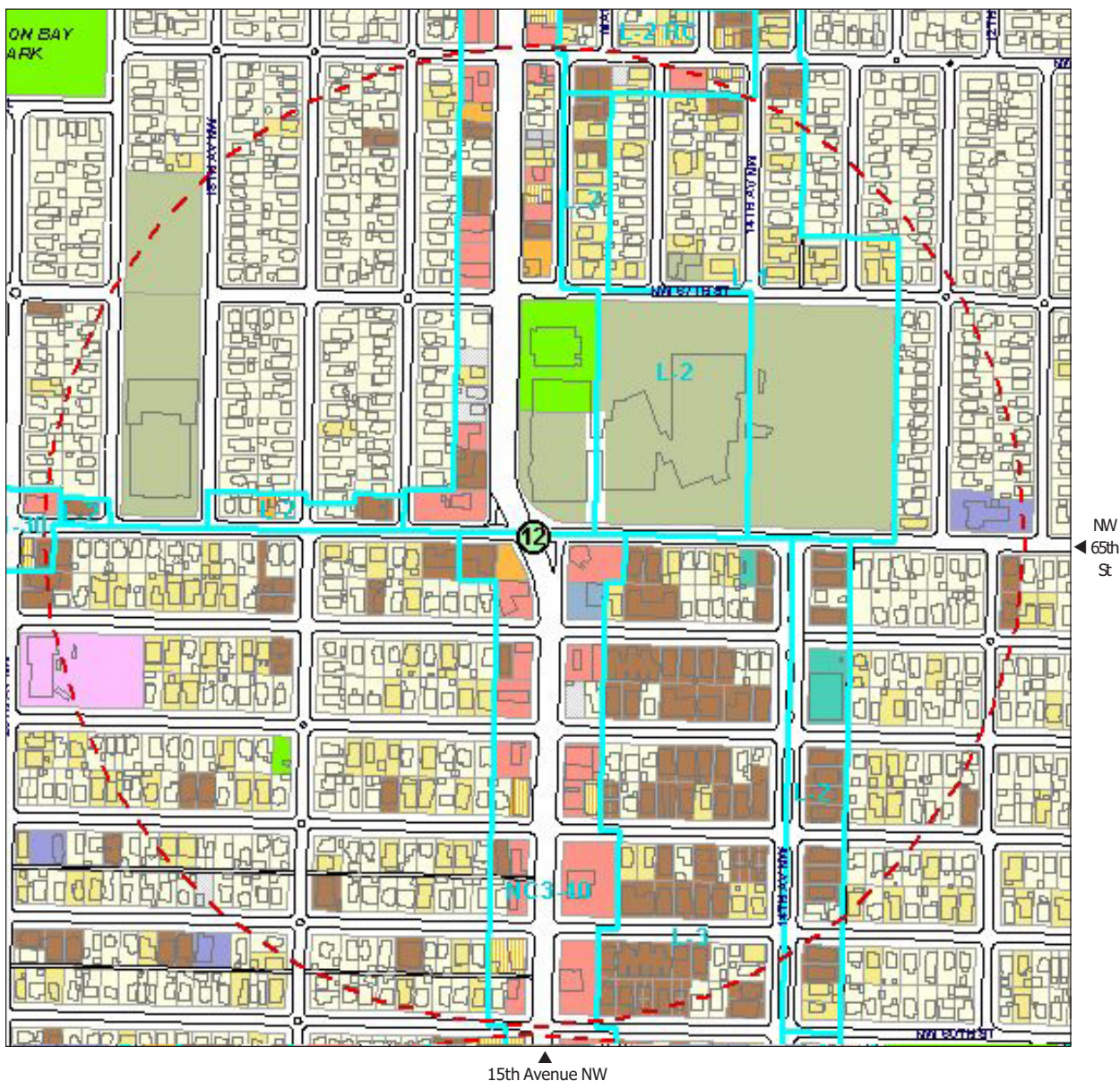
- The development pattern along 15th Avenue NW in this area is mostly small retail shops, including some in former houses.
- Much of the surrounding area is made up of single-family houses, except for the moderate-density multifamily development southeast of the proposed station area.

Spatial Patterns



- Area dominated by Ballard High School and recreation area within fine-grained single-family homes.
- Block structure changes from east/west orientation to north/south orientation immediately north of station area.
- Commercial development along 15th Avenue NW, mostly in mid-rise buildings.
- Some layering of multi-family units between commercial and single-family areas.
- Single-family area is fully built out.

Land Use Notes



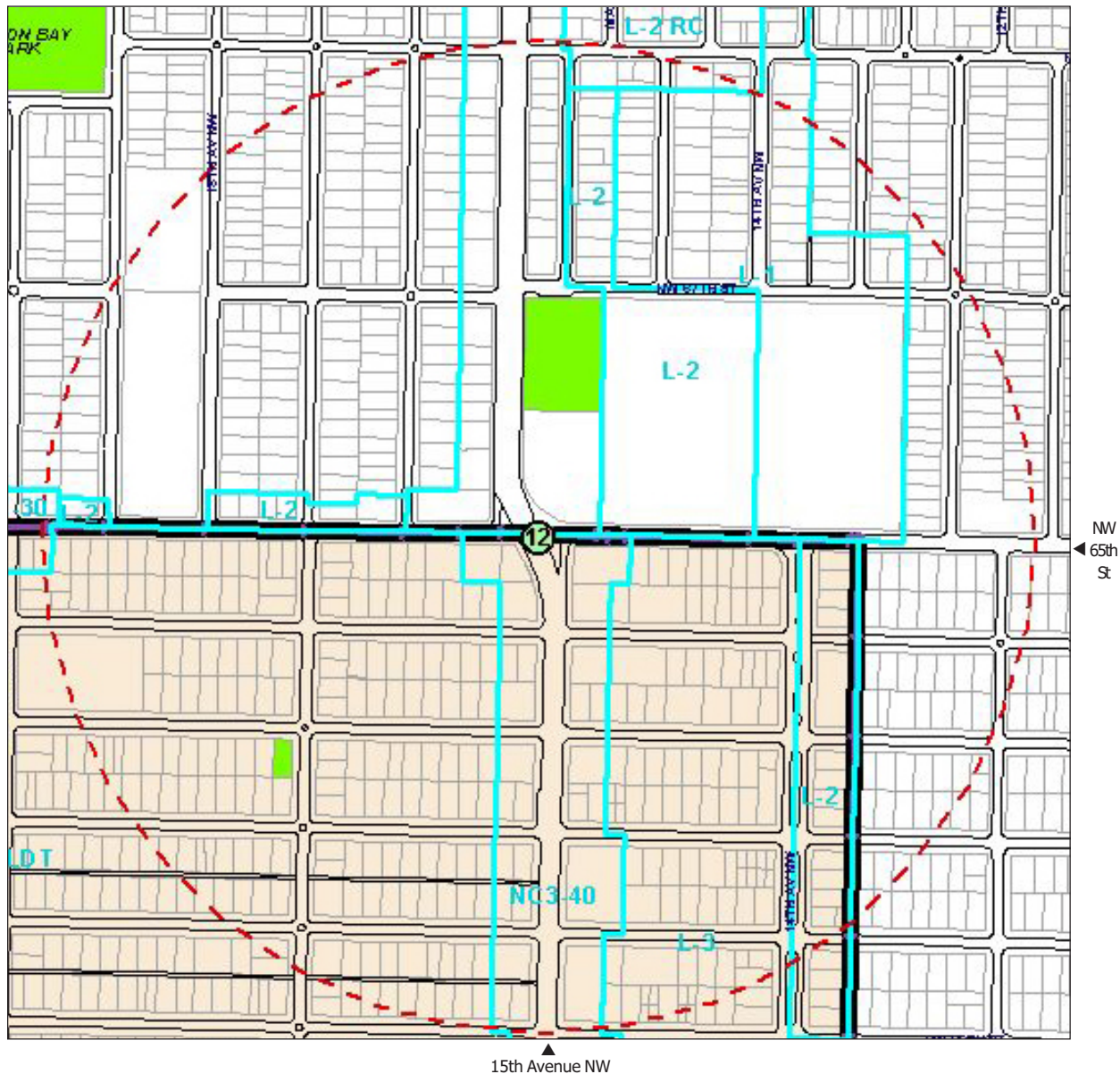
Existing Land Use and Zoning

Single Family	Entertainment	Public Facilities
Duplex/Triplex	Mixed Use	Schools
Other Housing	Parking	Zoning
Multi-Family	Industrial	Open Space
Office	Warehouse	Vacant
Retail/Service	Transp/Util/Comm	Water Body
Hotel/Motel	Institutions	Unknown/No Data

Source: Land Use, King County Assessor, January 2000; Zoning, City of Seattle
 Design, Construction and Land Use, March 2000.

- *Commercial buildings along 15th Avenue NW are generally located at sidewalks, some with associated surface parking.*
- *Housing varies from detached single-family to 3-story multi-family and mixed use.*
- *Good potential for infill along 15th Avenue NW.*

Zoning Notes



Zoning, Overlays and Village Designations		
Zoning	Urban Center/Village	Conservancy Navigation (CN)
Historic District	Hub/Residential Urban Village	Conservancy Preservation (CP)
Pedestrian Overlay P1	Manufacturing & Industrial Center	Conservancy Recreation (CR)
Pedestrian Overlay P2	Urban Center	Conservancy Waterway (CW)
Major Institution	Shoreline Overlay	Urban General (UG)
	Conservancy Maritime (CM)	Urban Harborfront (UH)
		Urban Industrial (UI)
		Urban Maritime (UM)
		Urban Recreation (UR)
		Urban Stable (US)

Source: City of Seattle Design, Construction and Land Use, March 2003.

- Along 15th Avenue West, the zoning is neighborhood commercial, NC2-30, the half block on either side. Structures may attain a height of 40' allowing mixed use buildings containing retail uses at street level and residential uses above the street. Residential use is encouraged in mixed use structures in NC zones without limits on density if a minimum amount of non-residential use at street

level is provided.

- L2 and L3 zones allow multifamily residential development of 25' in height and 30' in height, respectively. Densities range from one use per 1200 ft² in L2 zones, to one unit per 800 ft² in L3 zones. Development standards including maximum width and depth of structures, lot coverage, and open space are included. Ballard High School lies within the L2 zoning.
- Other zoning in the vicinity includes a mix of multifamily residential zones allowing a range of multifamily densities from townhouses at one unit per 1600 square feet of lot area, to 3 or 4 story walk up apartments at one unit per 800 square feet of lot area. Single family zoning comprises the larger area in which one dwelling unit is allowed per residential lot.

Comprehensive Plan Housing and Employment Goals

If all of the vacant and underdeveloped parcels within a quarter mile of the NW 65th Street and 15th Avenue NW monorail station were to be redeveloped, approximately 450 new housing units could be built and 325 new jobs would be created.

Much of this potential development is located within the commercial strip along 15th Avenue NW. South of NW 65th Street, this strip is within the Ballard Hub Urban Village and has more potential development opportunities. North of NW 65th Street, outside of the village, the zoning along 15th Avenue NW becomes less intensive and development opportunities also decrease.

The multifamily areas with the most capacity for new development are also within the Ballard urban village: a Lowrise Duplex/Triplex area west of 15th Avenue NW and south of NW 65th Street, and a smaller area zoned Lowrise 3, between 15th and 14th Avenues NW.

Residential areas outside of the urban village located off 15th Avenue NW are likely to see minimal development.

The NW 65th Street and Market Street stations are located at the east end of the Ballard Hub Urban Village. The Hub Urban Village encompasses 425 acres, 161 acres of which are within these station areas. The village is projected to experience both residential and commercial development over 20 years, enhancing the mixed-use commercial and residential environments currently found in Ballard.

The Ballard Hub Urban Village has met 28% of its 20-year housing growth target over the last 8 years. Between 1994 and 2003, 420 new units were built in the neighborhood, an 8% increase in housing units in the village. Housing units that currently have their building permits and are potentially under construction would more than double that number. There are currently 644 units in the Ballard Hub Urban Village that have their permits. If all of these units are built, Ballard will meet 70% of its 20-year target.

Between 1995 and 2001, employment in Ballard grew by 53 jobs, a 1% increase. Growth in the Construction, Resource and Manufacturing industries, were offset by job losses in Transportation, Utilities, Retail, Finance, Insurance, Real Estate and Services employment. The village has a 20-year job growth target of 3,700 new jobs.











Ballard Market & 15th

Station-Specific Background Issues

Natural Features



Critically and Environmentally Sensitive Areas

	Steep Slope (>40%)		Flood Prone
	Known Slide Area		Riparian Corridor
	Potential Slide Area		Landfill
	Wetlands		Liquefaction Zone
	Wildlife Area		10' Contour

Source: City of Seattle Design, Construction and Land Use, March, 2000.

- The station area is easily walkable.
- The land slopes toward Ship Canal to south of station area.
- Proximity to Ballard Historic District, a quarter-mile to the west.
- Historic center for maritime businesses and activity, a quarter-mile to the west.
- Established area for artists' studios, galleries, and nightlife, a quarter-mile to the west.

Existing Character



- The proposed station is near the eastern edge of the Ballard urban village.
- This segment of 15th Avenue NW and to the Ballard Bridge has an auto-oriented appearance.
- At the intersection where a station is proposed, the four corners include a gas station, plus a

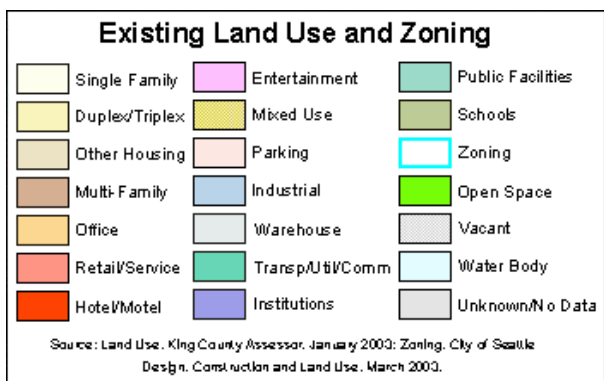
supermarket; both are fronted by parking lots.

- Denser residential uses and a more attractive pedestrian environment begin half a block west and northwest of the intersection. Swedish Hospital is about 1 block west, and Ballard's main shopping district begins about 2 blocks west.

Spatial Patterns

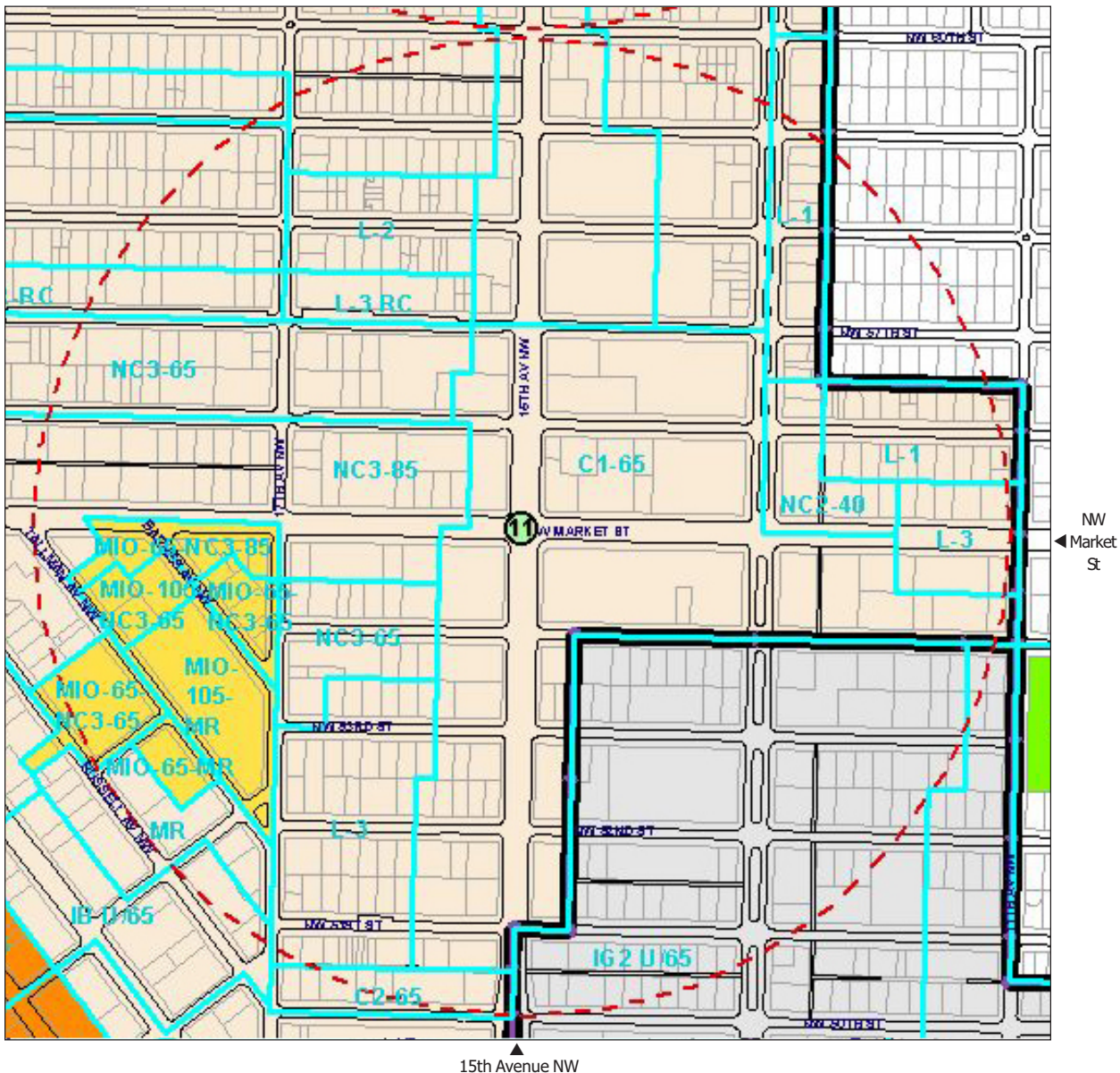


- Mix of North/South grid and historic Ballard grid oriented towards ship canal.
- Station located a quarter-mile east of Ballard neighborhood center.
- Non-uniform block sizes and orientations.
- Good layering of commercial and multi-family development into residential areas.

























- Proximity to single-family, multi-family and industrial areas.
- Historic buildings with distinct character.
- Different land uses are layered and well-integrated.
- Potential for infill along 15th Avenue NW and in central Ballard.

Zoning Notes



Zoning, Overlays and Village Designations

	Zoning		Urban Center/Village		Conservancy Navigation (CN)
	Historic District		Hub/Residential Urban Village		Conservancy Preservation (CP)
	Pedestrian Overlay		Manufacturing & Industrial Center		Conservancy Recreation (CR)
			Urban Center		Conservancy Waterway (CW)
			Shoreline Overlay		Urban General (UG)
	P-1				Urban Harbortown (UH)
	P-2				Urban Industrial (UI)
	Major Institution				Urban Maritime (UM)
					Urban Recreation (UR)
					Urban Stable (US)
			Conservancy Maritime (CM)		

Source: City of Seattle Design, Construction and Land Use, March 2003.

- *The intersection at NW Market St. and 15th Ave. NW is zoned Commercial 1 with a 65' height limit (C1-65). C1 zones are primarily retail sales and service commercial areas providing the surrounding neighborhood and greater city with a wide range of commercial services in an auto-oriented environment. Residential use is encouraged in mixed use structures in C1 zones without limits on*

density if a minimum amount of non-residential use at street level is provided. However, due to the auto-oriented nature of C zones, residential use may conflict with auto oriented commercial uses.

- *Other zones prominently playing a role in the development of the neighborhood include a Neighborhood Commercial 3 zone with a 65' or 85' height limit generally to the west of the station location and associated with the pedestrian oriented center of the Ballard neighborhood. Generally, NC3 zoning allows a broad mix of*

neighborhood serving uses and larger retail and office uses serving the greater city in a primarily pedestrian-oriented environment.

- *Other zoning that impacts this area's future growth patterns, scale and intensity, include major institution zoning around Ballard Hospital, industrial zoning to the South and East of the station supporting the shoreline-oriented Ballard Interbay Northend Manufacturing and Industrial Center, and multifamily zoning generally allowing Lowrise apartments in moderate density.*



Comprehensive Plan Housing and Employment Goals

The NW Market Street and 15th Avenue NW is adjacent to both the Ballard Hub Urban Village and the Ballard-Interbay-Northend Manufacturing Industrial Center. Consequently, the station area's development capacity includes both industrial employment-related capacity and multi-family residential capacity, as well as a mix of employment and residential growth that could occur in the commercial areas. Overall, the station area could accommodate an additional 5,000 jobs and another 1,300 housing units.

The largest concentration of development potential in the village is in the auto-oriented commercial areas surrounding the intersection of 15th Avenue NW and NW Market Street and in the pedestrian-oriented commercial corridor along Market St to the west. Smaller amounts of residential development could occur on scattered sites within the urban village's multifamily areas. Some non-residential development is possible in the industrial areas at the southeast edge of the station area.